

BUSINESS FOR SALE

COFFEE SHOP / RESTAURANT

Well established & reputable
local business

Prominent trading position within
busy tourist town

Fully-fitted to a high standard

Immediate opportunity for growth
through business management

Qualifies for 100% rates relief

Offers Around: £195,000



VIDEO TOUR



WHAT 3 WORDS



**'MULLBERRIES' 11 ST CUTHBERT STREET,
KIRKCUDBRIGHT, DG6 4DJ**

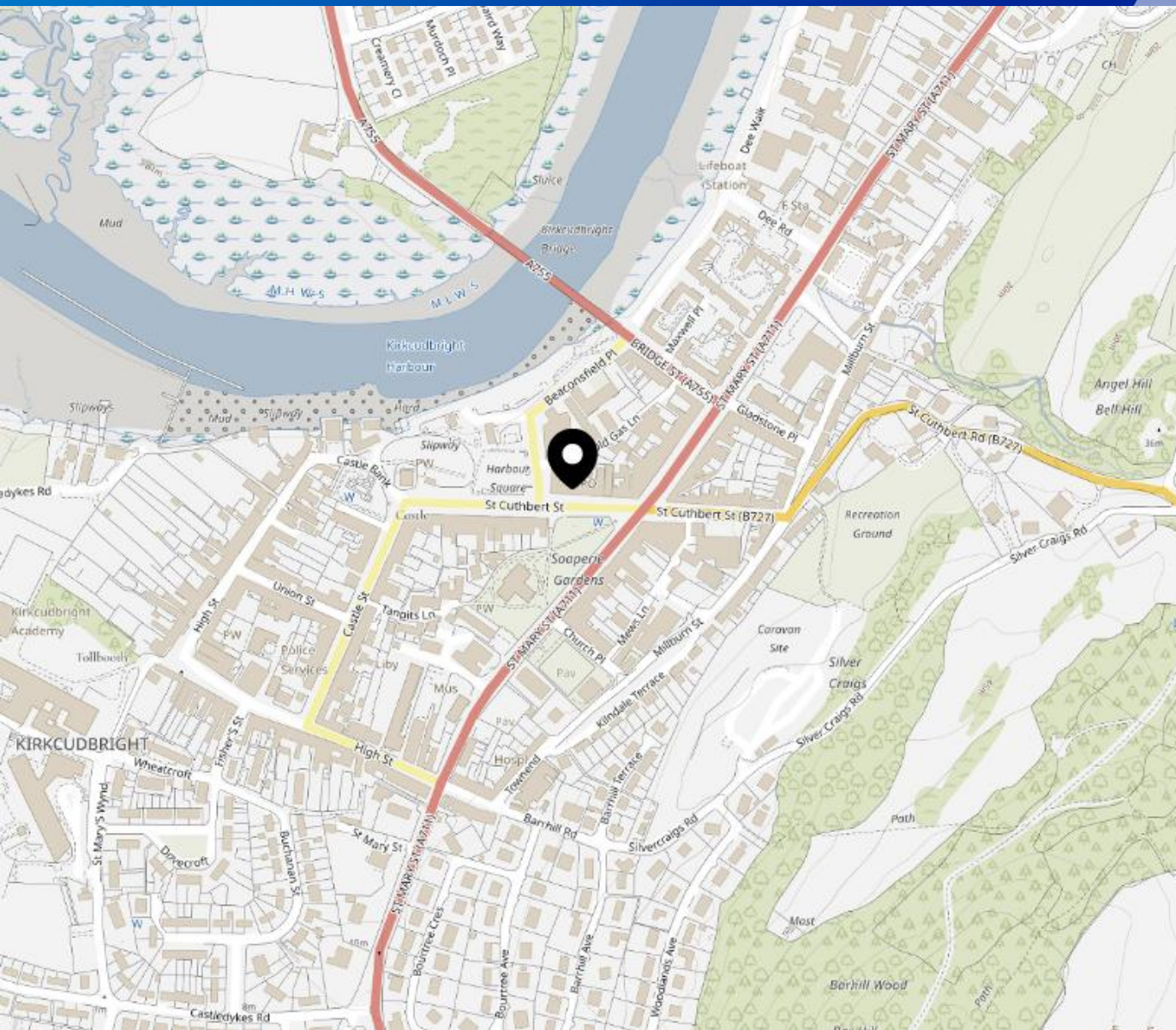
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Location

'MULLBERRIES' 11 ST CUTHBERT STREET,
KIRKCUDBRIGHT, DG6 4DJ



The subjects occupy a prominent trading position within the heart of Kirkcudbright town centre.

Kirkcudbright, with a population of around 3,200, is an attractive harbour town of historic and architectural interest, set on the banks of the River Dee at its estuary with the Solway Firth coast.

The town is located within the Dumfries & Galloway council area, at the intersection of the A711 and A755, around 27 miles southwest of Dumfries and 49 miles east of Stranraer. The A75 trunk road lies around 5 miles to the north.

The property overlooks the Soaperie Gardens and is within short walking distance of the harbour and MacLellan's Castle.

Public parking is available in the immediate vicinity.

Kirkcudbright is well established as a tourist destination and is recognised as the region's 'Artists Town' with a thriving colony of painters and craft workers, together with numerous galleries.

Commercial operators include a wide variety of independent and boutique retailers, national multiples and franchises, professional services, and family-run hotels, pubs & restaurants.

Other facilities include a primary school, secondary school, public swimming pool, golf course, and a marina.

**Freehold sale of reputable coffee shop /
restaurant business in popular scenic town**



FIND ON GOOGLE MAPS



Description

'MULLBERRIES' 11 ST CUTHBERT STREET,
KIRKCUDBRIGHT, DG6 4DJ



The subjects comprise a ground floor unit that was skillfully converted for Class 3 use circa 1999 and boasts high standard fixtures & fittings throughout.

The unit forms part of a larger three storey building of traditional stone construction surmounted by a pitched and slated roof.

The attractive sales frontage is of moulded timber design with three-quarter height sales window and a recessed entrance door, all under a retractable awning.

A subsequent single storey brick extension has been added at the rear.

A shared pedestrian pend connects the footpath on St Cuthbert Street to a rear yard, which the subjects hold access rights across.

Private external storage is provided within a concrete surfaced courtyard.

The internal accommodation extends to an inviting open-plan dining area, added rear dining area with sales counter & prep space beyond, a spacious kitchen, two accessible toilets & baby changing facility, private office, and storage cupboards.

The unit is presently furnished to provide 36 internal covers and 6 external covers on the public footpath, with scope to increase capacity if desired.

The property is well appointed with a tasteful interior design and therefore delivers a genuine walk-in condition.



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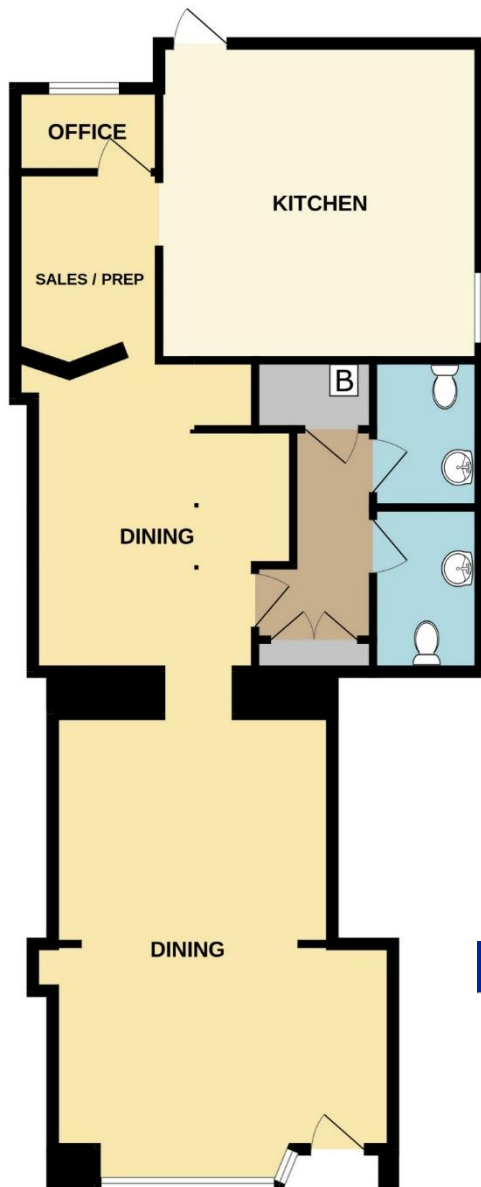
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Plans

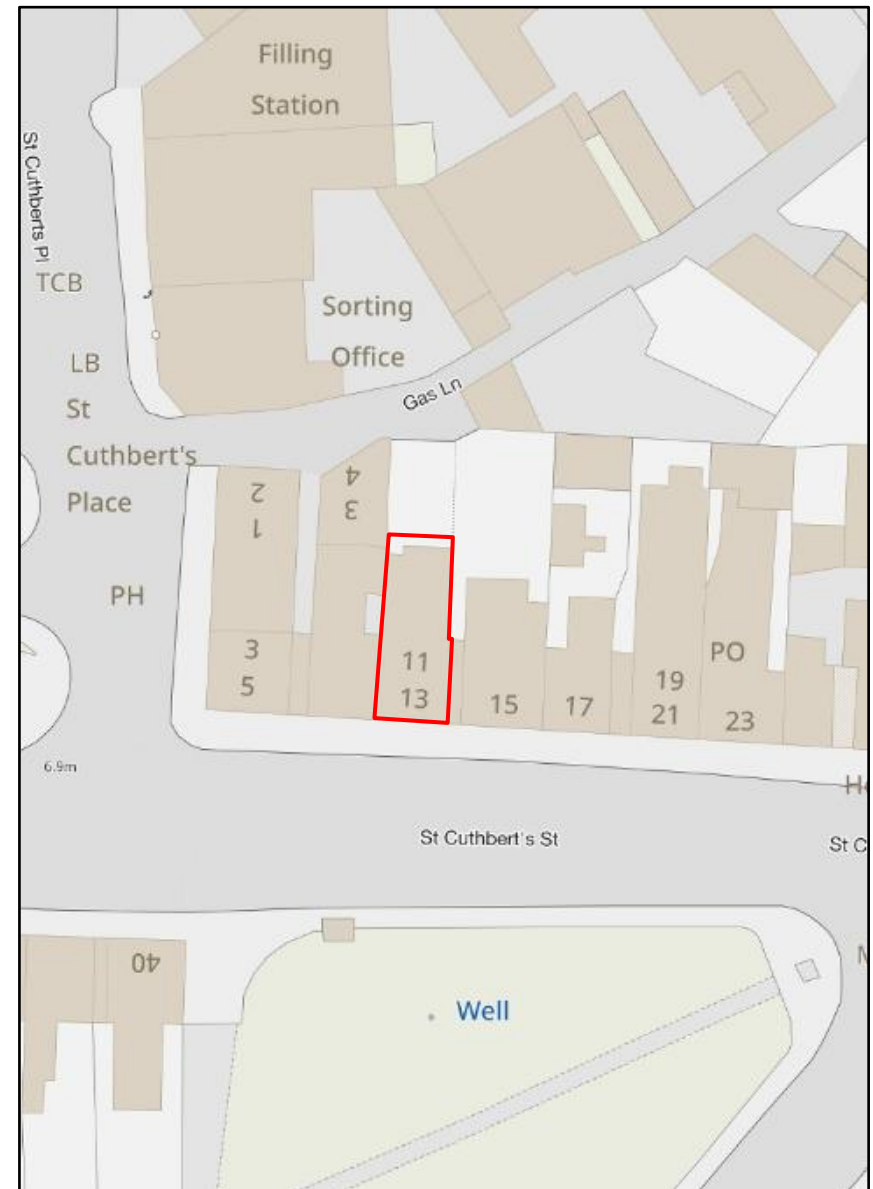
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Floor Plan

FLOOR AREA	m ²	ft ²
Ground Floor	91.73	987

The above floor areas have been calculated from on-site measurements and are stated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Site Plan



The Business

Mullberries was first established by the current owner in 1999 and has since grown into a reputable business with loyal local customer base, whilst also being impeccably positioned to capture passing tourist trade.

The business presently operates through personal choice from Tuesday to Saturday over 8 months of the year (March to October). Opening hours are generally 10:00 to 16:00.

In addition to barista coffee, beverages, sweet treat and desserts, the current menu offers wholesome homemade breakfast & lunch items together with light snacks and street food.

Any new operator will therefore have the opportunity to immediately increase turnover through capitalisation of both late night & full weekend custom, along with introduction of a complete a la carte menu.

We understand all the trade equipment is owned outright and is to be included as part of the proposed sale. A full inventory is available on request.

Further information on the business and copy accounts will be made available to genuinely interested parties, following a viewing.

Services

We understand the property is connected to mains supplies of water, gas, electricity, and drainage. Space heating is provided by a gas-fired boiler serving a series of wall mounted radiators.

Rateable Value

RV - £4,800.

The property therefore qualifies for 100% rates relief under the Small Business Bonus scheme, subject to occupier eligibility.

Planning

We are verbally advised the property is registered as having a Class 3 (Food and Drink) consent, all in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

Price & VAT

Purchase offers around **£195,000** are invited.

We are verbally advised that the property is not VAT elected.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and registration dues, if applicable.

Energy Performance Certificate (EPC)

Energy Performance Rating: G
A copy of the EPC is available on request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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